

Article 2: General Development Regulations

Division 5: Parking Regulations

§142.0501 through 142.0525 [No Change]

§142.0530 Nonresidential Uses — Parking Ratios

- (a) Retail Sales, Commercial Services, and Mixed-Use Development. Table 142-05D establishes the ratio of required parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for retail sales uses and for those commercial service uses that are not covered by Table 142-05E or 142-05F. Table 142-05D also establishes the required parking ratios for mixed-use developments in a single *structure* that include an allowed use from at least two of the following use categories: (1) retail sales, (2) commercial services, and (3) offices.

Table 142-05D
Parking Ratios for Retail Sales, Commercial Services, and Mixed-Use Development

Zone	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade <i>Floor</i> Area and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces			Required Bicycle Parking Spaces ⁽²⁾
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit Area</i> ⁽¹⁾	Maximum Permitted	Minimum Required
Commercial Zones [No change in text.]				
Industrial Zones				
IH-1-1 IH-2-1	[No change in text.]			
IL-1-1 IL-2-1 IL-3-1	[No change in text.]			
IP-1-1 IP-2-1 IP-3-1	5.0	4.3	6.5	0.1
IS-1-1	[No change in text.]			
IBT-1-1	5.0	4.3	6.5	0.1
Planned Districts				

Zone	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade <i>Floor</i> Area and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces			Required Bicycle Parking Spaces ⁽²⁾
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit Area</i> ⁽¹⁾	Maximum Permitted	Minimum Required
Carmel Valley through Mission Valley: Except CV	[No change in text.]			
Otay Mesa	5.0	4.3	6.5	0.1
Old Town through West Lewis Street	[No change in text.]			

Footnotes For Table 142-05D [No change in text.]

- (b) Eating and Drinking Establishments. Table 142-05E establishes the required ratio of parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for eating and drinking establishments that are the primary use on a *premises*.

Table 142-05E
Parking Ratios for Eating and Drinking Establishments

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment ⁽³⁾ Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade <i>Floor</i> Area and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces			Required Bicycle Parking Spaces ⁽²⁾
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit Area</i> ⁽¹⁾	Maximum Permitted	Minimum Required
Commercial Zones [No change in text.]				
Industrial Zones				
IH-1-1 IH-2-1	[No change in text.]			
IL-1-1 IL-2-1 IL-3-1	[No change in text.]			
IP-1-1 IP-2-1 <u>IP-3-1</u>	15.0	12.8	25.0	0.1
IS-1-1	[No change in text.]			

IBT-1-1	15.0	12.8	25.0	0.1
Planned Districts				
Carmel Valley through Mission Valley: Except CV	[No change in text.]			
Otay Mesa	15.0	12.8	25.0	0.1
Old Town through West Lewis <i>Street</i>	[No change in text.]			

Footnotes for Table 142-05E [No Change]

§142.0530(c) through §142.0530(h) [No Change]

§142.0535 through §142.0560 [No Change]